

PLANNING AND ZONING COMMISSION AGENDA

Tuesday, September 18, 2012

8:00 P.M.

ROOM 206

Town Hall

GENERAL MEETING

Site Plan Application #264-A Holmes School, 18 Hoyt Street, R-1/3 Zone.

Site Plan Application #283, Royle School, 133 Mansfield Avenue, R-1/2 Zone.

Site Plan Application #284, Ox Ridge School, 395 Mansfield Avenue, R-2 Zone.

Request to place above ground oil tanks at three schools on a temporary basis until mid-2013.

PUBLIC HEARING

Continuation of Public Hearing Regarding Business Site Plan Application #24-S/Special Permit, Flair Fitness, LLC., 25 Old Kings Highway North. Proposing to modify two storefronts to include the establishment of two smaller stores and two indoor recreation studios to accommodate up to 30 and 40 people. The spaces are located within Goodwives Shopping Center, which is located on the south side of Old Kings Highway North, approximately 150 feet southwest of its intersection with Brookside Road and is shown on Assessor's Map #71 as Lot #19, in the DC Zone.

Special Permit Application #273, Brendan Johnson, 30 Stephanie Lane. Proposing to establish a 30' x 30' asphalt sport court and perform related site activities. The subject property is located on the south side of Stephanie Lane, approximately 1,700 feet west of its intersection with Hollow Tree Ridge Road, and is shown on Assessor's Map #8 as Lot #60, in the R-1/2 Zone.

Special Permit Application #39-M/Site Plan, St. Luke's Episcopal Church, 1864 Boston Post Road. Proposing to renovate a portion of the undercroft (the basement area below the main sanctuary building), and excavation of a portion of the berm surrounding the church building to create a new entrance. The undercroft will be renovated to be used as a new choir room. The subject property is located on the south side of Boston Post Road, at the southeast corner formed by its intersection with Ring's End Road, and is shown on Assessor's Map #49 as Lot #54, #55, and #56, in the R-1/2 and R-1 Zones.

Coastal Site Plan Review #276, Flood Damage Prevention Application #308, Bryan & Sara Murphy, 1 Baywater Drive. Proposing to raze the existing residence and construct a new single-family residence and perform related site development activities within regulated areas. The subject property is located on the northeast corner of the intersection formed by Baywater Drive and Nearwater Lane, and is shown on Assessor's Map #55 as Lot #12 & #13, in the R-NBD Zone.

Coastal Site Plan Review #252-A, Land Filling & Regrading Application #278, Hans Mende (253 Long Neck Point Road, LLC), 253 Long Neck Point Road. Proposing to raze the existing residence and construct a new single-family residence and perform related site development activities within a regulated area. The subject property is located at the east side of the terminus of Long Neck Point Road, and is shown on Assessor's Map #61 as Lot #13-4, in the R-1 Zone.

GENERAL MEETING

Amendment of Special Permit Application #266 and Business Site Plan #279, Maplewood, 599 Boston Post Road.

Request to modify plans to: relocate transformer; relocate retaining wall; rotate previously approved sign; modify plantings; modify pathways in rear and eliminate a portion of the wall in the rear.

Amendment of Subdivision Application #602, Nastro/Blair, 360, 362, 366 Brookside Road.

Proposed modification of previously approved subdivision, by eliminating a shared driveway.

Site Plan Application #268/Special Permit, The Heights at Darien (former Allen O'Neill), Allen O'Neill Drive.

Request to modify previously approved community building.

Deliberations and possible decisions on the following closed public hearing items:

Special Permit Application #60-K, Flood Damage Prevention Application #208-A, Land Filling & Regrading Application #121-A, Country Club of Darien, 300 Mansfield Avenue. Proposing to replace failing existing spillway structure on Goodwives River; replace existing stone wall with realignment/relocation; replace two existing golf cart bridges; pond expansion and wetland plantings; rebuild 12th green; and perform related site development activities within a regulated area.

Coastal Site Plan Review #269-A, Land Filling & Regrading Application #269-A, Francis & Catherine Gallagher, 32 Pasture Lane. Proposing to construct a 17' x 20' shed on the north side of the property with associated landscaping, to move the pool equipment to the north side of the property; and perform related site development activities within a regulated area.

Land Filling & Regrading Application #277, Town of Darien Public Works Dept., 57 Camp Avenue. Proposing to eliminate existing wall, and fill and regrade within the existing Town right-of-way in front of 57 Camp Avenue.

Amendment of Special Permit Application #125-D(2)/Site Plan, Darien Junior Football League (DJFL), Holahan Field, 2 Renshaw Road. Proposing to modify the previous approval for three temporary, portable lights to allow for a height of up to 30 feet for the fall 2012 DJFL season.

Special Permit Application #260, Land Filling & Regrading Application #221-A, Rob Lavin 480 Middlesex Road.

Request for release of bond.

Business Site Plan #248/Special Permit, Swimm Pools, 512 Boston Post Road

Request to modify previously approved site plan by deleting requirement for landscaped island, and associated request for release of required bond.

Discussion and deliberation only on any public hearings closed on September 18, 2012.

Any Other Business (Requires two-thirds vote from Commission)

ADJOURN.